

AMENDED IN ASSEMBLY APRIL 8, 1996

CALIFORNIA LEGISLATURE—1995–96 REGULAR SESSION

ASSEMBLY BILL

No. 3452

Introduced by Assembly Member Brown

February 23, 1996

An act to ~~amend Sections 65583.1 and 65584.5 of, and to repeal and add Section 65584 of, add Section 65584.6 to the~~ Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 3452, as amended, Brown. Housing: regional housing needs: *Napa County*.

~~(1) Existing~~

Existing law requires each city, county, and city and county to adopt for its jurisdiction, according to specified deadlines, a general plan that includes certain mandatory elements, including a housing element.

~~Existing law requires the Department of Housing and Community Development to evaluate each housing element for consistency with state law including, among other things, a program setting forth a 5-year schedule of actions the local government is undertaking or intends to undertake to achieve the goals of the housing element that includes the identification of sites to be made available to encourage the development of a variety of types of housing for all income levels. It permits the department to allow a local government to identify adequate sites for this purpose by a variety of methods, as specified.~~

~~This bill would authorize a locality to identify up to 50% of its site identification requirements for any income category from sites converted from nonaffordable to affordable housing due to committed assistance from the local government, sites in need of substantial rehabilitation, as specified, and sites providing housing for certain households, as specified.~~

~~(2) Existing law requires the Department of Housing and Community Development to review local housing elements for conformity with specified provisions of law, including the regional housing needs of the city or county. Under existing law, either a council of governments or the Department of Housing and Community Development, in areas with no council of governments, is required to determine, in accordance with specified procedures, the share of a city or county of regional housing needs in all economic sectors of housing, and to reduce a jurisdiction's share of regional housing need, under specified circumstances.~~

~~This bill would repeal the above procedures required of the councils of government and the department with respect to the allocation of regional housing need, except the requirement that the department shall reduce the share of regional housing needs of a county if specified conditions are met.~~

~~(3) Under existing law, a city or county may transfer a percentage of its share of the regional housing needs to another city or county, if specified conditions are met.~~

~~This bill would revise the conditions pursuant to which a city or county may transfer a percentage of its regional housing needs, by, among other things, eliminating various duties of the department and councils of government in this regard.~~

Existing law requires that the housing element include, among other things, an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Existing law provides that the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within

the area significantly affected by a general plan of the city or county, and further provides that the distribution of regional housing needs shall take into consideration specified factors.

This bill would authorize the County of Napa to meet a percentage of its share of the regional share housing needs allocation by committing funds collected by the county for the purpose of constructing affordable housing units, and constructing those units in one or more cities within the county, as specified. The bill would authorize Napa County to meet a percentage of its share of the regional share housing needs allocation in this manner only until June 30, 2004, unless a later enacted statute, that is enacted before June 30, 2004, deletes or extends that date.

Vote: majority. Appropriation: no. Fiscal committee: ~~yes~~ no. State-mandated local program: no.

The people of the State of California do enact as follows:

1 ~~SECTION 1. Section 65583.1 of the Government~~

2 *SECTION 1. Section 65584.6 is added to the*
3 *Government Code, to read:*

4 *65584.6. (a) The County of Napa may meet a*
5 *percentage of its share of the regional share housing*
6 *needs allocation by committing funds collected by the*
7 *county for the purpose of constructing affordable housing*
8 *units, and constructing those units in one or more cities*
9 *within the county. The percentage of the county share of*
10 *the regional share allocation met pursuant to this*
11 *subdivision shall be in the same proportion, by income*
12 *group, as the county has met in the unincorporated*
13 *territory.*

14 *(b) If at the end of the five-year period identified in*
15 *subdivision (c) of Section 65583, any percentage of the*
16 *regional share allocation has not been constructed as*
17 *provided pursuant to subdivision (a), the council of*
18 *governments shall add the unbuilt units to Napa County's*
19 *regional share allocation for the planning period of the*
20 *next periodic update of the housing element.*

21 *(c) On or after June 30, 2004, Napa County shall not*
22 *meet a percentage of its share of the regional share*

1 *pursuant to subdivision (a), unless a later enacted statute,*
2 *that is enacted before June 30, 2004, deletes or extends*
3 *that date.*

4

5

6

7

8

9

10

**All matter omitted in this version of the
bill appears in the bill as introduced/
amended in the Assembly, 02/23/96 (JR
11)**

O

